IN RE: PETITION FOR ZONING VARIANCE * E/S Horn Avenue, 325' N c/l of Penn Avenue (9409 Horn AVenue) 11th Election District

Petitioner

ZONING COMMISSIONER OF BALTIMORE COUNTY 6th Councilmanic District CASE #J9-325A Penn Ltd. Partnership

ORDER OF DISMISS*L

The Petitioner requested in open he ring on February 15, 1989 before the Zoning Commissioner of Baltimore County that the Petition for Zoning Variance in the above captioned matter be dismissed.

1T IS ORDERED by the Zoning Commissioner for Baltimore County, day of February 1989, that the Petition for Zoning Variance from Section 1B01.2-C.1 to permit a building to building relationship of 22 feet instead of the required 30 feet and to amend the First Amended Final Development Plan of "Sharondale East", Lot 22, be and is hereby DISMISSED without prejudice.

> ZONING COMMISSIONER OF BALTIMORE COUNTY

cc: Peoples Counsel

INTER-OFFICE CORRESPONDENCE

Date February 1, 1989 J. Robert Haines TO. Zoning Commissioner Pat Keller, Deputy Director Office of Planning and Zoning Zoning Petition Nos. 89-222-SPH (Lawrence); 89-302 (Lagna); 89-303-A (Gorn); SUBJECT__89-325-A (Penn Ltd.); 89-335-A (SK Properties); 89-326-A (Angelos); 89-332-A (Haynes); 89-333-A (Hart)

The Office of Planning and Zoning has no comment on the above petitions.

Patrition for Zoning Variance
Case number: 89-325-A
E/S Horn Avenue, 325' N c
Penn Avenue
9409 Horn Avenue
11th Election District
6th Councilmanic
Petrooner(s):
Penn Limited Partnershil
Hearing Date: Wednesday
Feb. 15, 1989 at 9:00 a.m.

CERTIFICATE OF PUBLICATION

TOWSON, MD., __ January __ 26____, 1989. THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

NORTHEAST TIMES THE JEFFERSONIAN,

5.20he O-lin

PO 09019 Ma Masa08 case 89-325-A price \$74.86 PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Final Development Plan of "Sharondale East", Lot 22.

Variance from Section 1801.2-C.1 to permit a building to building relationship. of 22 feet instead of the required 30 feet, and to amond the First Amended...

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the Sollowing reasons: (indicate hardship or practical difficulty)

The owners would like to construct a garage onto their existing house.

Baltimore County

494-3353

J. Robert Haines

Zoning Commissioner

Office of Planning & Zoning

Jean L. Ayars, Esquire

Baltimore, Maryland 21202

Jefferson Building Two East Fayette Street

Dear Ms Ayars:

JRH:mmn

CC: Peoples Counsel

Siskind, Burch, Grady and Rosen

Case #89-325-A

RE: Petition for Zoning Variance

Penn Limited Partnership

Pursuant to your recent request dated February 9, 1989, attached

hereto is Order of Dismissal regarding the above captioned matter.

Towson, Maryland 21204

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County,

I/We do solemnly declare and affirm under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s): Contract Purchaser: Penn Limited Partnership (Type or Print Name) (Type or Print Name) Bulk mauha President David R. Matthias (Type or Print Name) Signature Attorney for Petitioner: 10480 Little Patuxent Pkwy. Suite 1250 Jean L. Ayars Phone No. 21044 Columbia, Maryland (Calles-City and State Signature Siskind, Burch, Grady & Roser 2 E. Fayette Street Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Baltimore, Maryland 21202 Amie Eisenbach City and State 10480 Little Patuxent Pkwy., Suite 1250 Columbia, Maryland

Attorney's Telephone No.: _____539-6606 ORDERED By The Zoning Commissioner of Baltimore County, this 2/st_day County, on the _______ day of Selveraly, 19.89, at 9 o'clock

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

Penn Limited Partnership

Columbia, Maryland 21044

Suite 1250

10480 Little Patuxent Parkway

Date: 1/31/89

Petition for Zoning Variance CASE NUMBER: 89-325-A E/S Horr Avenue, 325' N c/l Penn Avenue 9409 Horn Avenue 11th Election District - 6th Councilmanic

Petitioner(s): Penn Limited Partnership HEARING SCHEDULED: WEDNESDAY, FEBRUARY 15, 1989 at 9:00 a.m.

Please be advised that \(\frac{\gamma 9.86}{\text{Normal}}\) is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing.

Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself. THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before England women and a summer in the first of pealing that the statement where similar and the summer with the su

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

8-01-615-000 AMOUNT \$ 89.86 PROM: Penntinuted Part

> 2/15/55 hearing 6 B 221 ····· 89-225-VALIDATION OR SIGNATURE OF CASHIER

Dennis F. Rasmussen

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

January 13, 1989

February 17, 1989

Dennis F. Rasmussen

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance CASE NUMBER: 89-325-A E/S Horn Avenue, 325' N c/1 Penn Avenue 9409 Horn Avenue 11th Election District - 6th Councilmanic Petitioner(s): Penn Limited Partnership HEARING SCHEDULED: WEDNESDAY, FEBRUARY 15, 1989 at 9:00 a.m.

Variance to permit a building to building relationship of 22 ft. instead of the required 30 ft. and to amend the First Amended Final Development Plan of "Sharondale East", Lot 22.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

1. Plat House J. ROBERT HAINES

Baltimore County cc: Penn Limited Partnership

Jean L. Ayars, Esq.

Zoning Commissioner of

W. DUVALL & ASSOCIATES, INC

Engineers · Surveyors · Land Planners

October 3,1988

ZUNING VARIANCE

BEGINNING for the same at a point located on the easternmost side of Horn Avenue, 50 feet wide, said point also being 325 feet plus or minus of the centerline intersection of Horn Avenue and Penn Avenue, thence leaving Horn Avenue South 87 degrees 56 minutes 46 meconds East 122.82 feet; thence North 21 degrees 30 minutes 00 seconds East 42.00 feet; thence North 68 degrees 30 minutes 00 seconds West 127.98 feet; thence binding on the easternmost side of Horn Avenue southwesterly by a curve to the left having a radius of 450,00 feet and an arc length of 44.19 feet; thence South 11 degrees 40 minutes 00 seconds West 39.63 feet to the point of beginning.

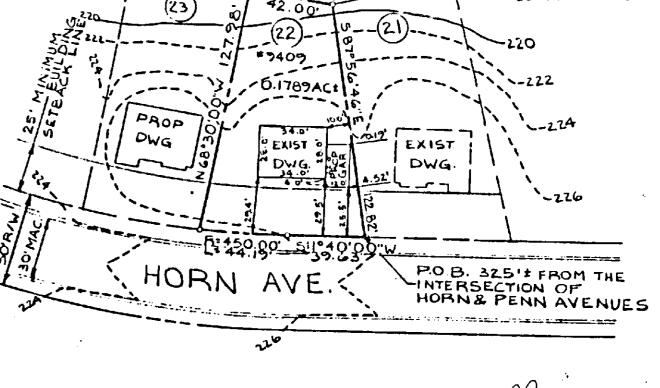
Containing 0.1789 acres of land more or less.

Being Lot No. 22 as shown on a plat entitled Plat One "Sharondale East" as recorded among the Plat Records of Baltimore County in Liber S.M. 55 folio 127, said lot being in the Second Election District also being known as #9409 Horn



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 19-325-4 Posted for: Moriance Petitioner: form A-mited Porton ships Location of property: Els Hory Are 3251 Allown Hry Location of Signs: Focising Horn Are, oppos 15' for nodwey

NOTE: THIS PROPERTY IS VICINITY MAP 5CALE : 1" = 1000" ' DWG DWG.



PREPARED BY:

W. DUVALL & ASSOC., INC.

(301) 563-9571

530 EAST JOPPA ROAD TOWSON, MAKYLAND 21204.

Owner: Penn Limited Pertnership PLAT TO ACCOMPANY ZONING VARIANCE LOT 22 PLAT ONE SHARONDALE EAST 9409 HORN AVENUE RECORDED IN PLATBOOK SM 55 FOLID 127 11" ELECTION DISTRICT BALTIMORE COUNTY, MD. OCTOBER 3,1988 SCALE: 1" = 50"

. 1784 acres

Cristing Utilities in Horn Avenic

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 13th day of December , 1988.

Received by: James E. Dyer Chairman, Zoning Plans Advisory Committee

Petitioner David R. Metthias, et al Petitioner's Jean L. Ayars, Esquire Attorney .

Raltimore County Fire Department Towson, Maryland 21204-2586 191-1300

Paul H. Reincke December 29, 1988

J. Robert Haines, Zoning Commissioner Office of Planning & Zoning Baltimore County Office Building Towson, Maryland 21204

Re: Property Cwner: Penn Ltd. Partnership

Dennis F. Rasmussen

Location: E/S Horn Avenue, 325' N. of c/1 of Penn Avenue

Zoning Agenda: Meeting of 12/20/88 Item No.: 199

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protec-tion Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

NOTED & PEVIEWER: Catt Joseph Language APPROVED:
Planning Group

Special Inspection Division Fire Prevention Bureau BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 3, 1989

COUNTY OFFICE BLDG. 111 W. Chesapeste Ave. Towson, Maryland 21204

Jean L. Ayars, Esquire Siskind, Burch, Grady & Rosen

2 E. Fayette Street Baltimore, MD 21202

Department of Traffic Engineering State Roads Commissio

Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration RE: Item No. 199, Case No. 89-325-A Petitioner: David R. Matthias, et al Petition for Zoning Variance

Dear Ms. Ayars:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members your petition. It similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Zoning Plans Advisory Committee

Enclosures

cc: Ms. Amie Eisenbach 10480 Little Patuxent Pkwy Suite 1250 Columbia, MD 21044

Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554

Department of Public Works

Baltimore County

January 17, 1989



war -

Dennis F. Rasmussen

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 205, 209, 237, 238, 239, 240, 241, 243, 244, 245, 246, and 247.

LAW OFFICES OF

SISKIND, BURCH, GRADY AND ROSEN

JEFFERSON BUILDING TWO EAST FAYETTE STREET BALTIMORE, MD. 21202

A HERMAN SISKIND (1889-1964) FRANCIS B. BURCH (1918-1987) TELEPHONE (301) 539-6606. BALTIMORE. MD (202) 887 0843, WASHINGTON, D.C. TELEX NO. 532271 SBGR BAL TELEFAX NO (301) 332-0269

February 9, 1989

FEB 13 1989

ZONING OFFICE

Re: Case No. 89-325-A 9409 Horn Avenue

Dear Madam Clerk:

Zoning Commissioner

of Baltimore County

Towson, Maryland 21204

401 Bosley Avenue

Room 406

3-53/B14

Office of Planning & Zoning

J HAROLD GRADY

BRUCE D BROWN

ANDREW L HARTMAN

ARVIN E ROSEN

This letter is to confirm my telephone conversation with 3 member of your office that Penn Limited Partnership (Applicant) has contracted to sell the property which is the subject of the above-referenced variance to an individual named Kathy Peters. Accordingly, the Applicant hereby withdraws its Application and will not be present at the hearing scheduled for February 15,

It is my understanding that Ms. Peters is interested in pursuing the Variance Application and, in such event, will be responsible for any advertising and posting costs. I have instructed Ms. Peters to contact you regarding this matter.

If you have any questions, please contact me.

Very truly yours, cc: Penn Limited Partnership

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

March 7, 1989 Zoning Advisory Committee

Robert W. Bowling, P.E.

SUBJECT_____Zoning Variance #199 9409 Horn Avenue

Lot #22, Plat 1, Sharondale East 11th District

Public utilities and access are existing and will not conflict with the proposed improvement.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (494-3321 for commercial or 494-3363 for residential).

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets as a result of this improvement.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the

Robert W. Bowling, P.E., Chief Developers Engineering Division

RWB:DAB:pab

cc: File

9409HORN/TXTMEMO1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Zoning Advisory Committee

Robert W. Bowling, P.E.

SUBJECT____Zoning Variance #199

11th District

9409 Horn Avenue Lot #22, Plat 1, Sharondale East

Public utilities and access are existing and will not conflict with the proposed improvement.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (494-3321 for

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AMPRIC HOUSE CONTRACT

Robert W. Bowling, P.E., Chief Developers Engineering Division

March 7, 1989

RWB:DAB:pab

cc: File

9409HORN/TXTMEMO1